CONCEPTUAL/FINAL DEVELOPMENT PLAN

GREAT OAK

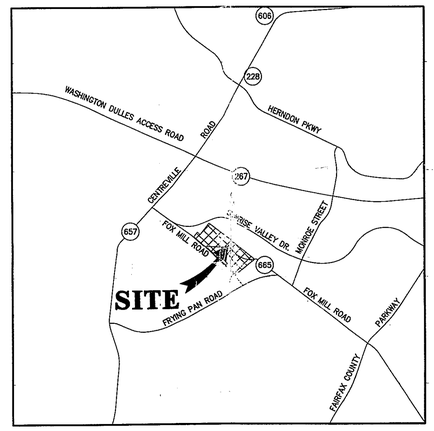
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 2000-HM-025

NOTES:

1. THE PROPERTIES DELINEATED BY THIS PLAN ARE CURRENTLY ZONED R-1 AND ARE LOCATED AS FOLLOWS:

Tax Map Number	Deed Book	Deed Page	Property Owner
SEE SHEET 2 OF 8			

2. THE APPLICANT/CONTRACT PURCHASER IS:
   DULLES CONSOLIDATION, LLC
   8081 WOLFTRAP ROAD
   VIENNA, VIRGINIA 22182
   (703) 641-9000
   (703) 641-9630/FAX
3. TOTAL SITE AREA IS 1,530,890 S.F. OR 35.144 AC.
4. TOPOGRAPHY (2' CONTOUR INTERVAL) SHOWN HAS BEEN SUPPLIED BY AIR SURVEY CORPORATION (ASC) AND IS AN AIR SURVEY.
5. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
6. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE HUNTER MILL DISTRICT, THE BLUE PLAINS SANITARY SEWER DISTRICT, AND THE HORSEPEN CREEK WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING FACILITIES.
7. STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED PER CHAPTER 118 SHALL BE PROVIDED IN ON-SITE DETENTION PONDS UNLESS WAIVED OR MODIFIED BY D.E.M. THE ESTIMATED SIZE OF THE POND IS AS SHOWN ON THE PLAN. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE.
8. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS (R.P.A.) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN LOCATED NEAR THE PROPERTY.
9. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.
10. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR THE FOLLOWING:
    A. APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE REQUIREMENT THAT PRIVATE STREETS NOT EXCEED 600 FEET IN LENGTH (11-302-2, PAR. 2 OF THE ZONING ORDINANCE).
    B. APPROVAL IS HEREBY REQUESTED TO ALLOW FOR PRIVATE STREETS AS SHOWN HEREON (11-301 OF THE ZONING ORDINANCE).
    C. A MODIFICATION OF THE REQUIRED TYPE 1 TRANSITIONAL SCREENING BETWEEN THE SUBJECT PROPERTY AND McNAIR FARMS LANDBAY 2 IS HEREBY REQUESTED (13-302, PAR. 3A).
    D. A WAIVER OF INTERIOR TRANSITIONAL SCREENING REQUIREMENT IS HEREBY REQUESTED.
11. EXISTING WATER MAINS, EXISTING SANITARY SEWERS, AND EXISTING STORM DRAINS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. FURTHERMORE, THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
12. THE FOOTPRINTS, SIZES, AND LOCATIONS OF ALL BUILDINGS (INCLUDING THE CLUBHOUSE & SWIMMING POOL AREA) REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. BUILDING FEATURES ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
13. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
14. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
15. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE RECOMMENDATIONS SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN FOR THIS AREA (IE. RESIDENTIAL USE AT 16-20 D.U./AC.) PENDING APPROVAL OF THE PROPOSED COMPREHENSIVE PLAN AMENDMENT.
16. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS NOT CONTAINED WITHIN AN AIRPORT NOISE IMPACT ZONE ACCORDING TO THE FAIRFAX COUNTY OFFICE OF COMPREHENSIVE PLANNING.
17. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.
18. LOCATION AND MATERIALS OF THE RECREATIONAL FACILITIES ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
19. DECKS MAY ENCROACH INTO THE MINIMUM SETBACK AREAS PER THE PROVISIONS CONTAINED IN 2-412 OF THE FAIRFAX COUNTY ZONING ORDINANCE. DECKS WILL NOT ENCROACH INTO THE OPEN SPACE AREAS.
20. NO TRAILS ARE REQUIRED PER THE FAIRFAX COUNTY TRAIL PLAN.



VICINITY MAP
SCALE: 1"=2000'

APPLICANT

DULLES CONSOLIDATION, L.L.C.
C/O KSI SERVICES, INC.
8081 WOLFTRAP ROAD
VIENNA, VIRGINIA 22182
(703) 641-9000

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VIRGINIA 20151

IN COORDINATION WITH:

DEWBERRY & DAVIS
8401 ARLINGTON BLVD.
FAIRFAX, VIRGINIA 22031

RZ/FDP 2000-HM-025
Application No. _____ Staff GR/KK
APPROVED DEVELOPMENT PLAN
~~(DP)~~ (GDP) (CDP) (FDP) CDP cond. 2-5-01
SEE PROFFERS DATED 1-4-01 FDP cond. 2-17-01
date of (BOS) (PC) approval 2-5-01 PC 2-1-01
sheet 1 of 14

GREAT OAK CDP/FDP

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11. TYPICAL STREETSCAPE
12. TYPICAL STREETSCAPE SECTION
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14. EXISTING VEGETATION MAP

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS
BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703)464-1030
FAX: (703)481-9720

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COVER SHEET
GREAT OAK
HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
CERTIFIED LANDSCAPE ARCHITECT
1/10/01

PLAN STATUS	
5/8/00	REV. PER Z.E.D.
8/22/00	REV. PER STAFF
10/5/00	REV. PER STAFF
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK DESIGN	KF DRAWN	KLK CHKD
SCALE	H: V:	AS SHOWN

JOB No. 1213-01-001
DATE MARCH 10, 2000
FILE No. 1213-D-ZP-001
SHEET 1 OF 14

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EXISTING PROPERTY OWNERS

Tax Map Number	Deed Book	Page	Property Owner
16 – 3 – ((3))–Parcel 1	2657	466	James H & Margaret A McFarland
16 – 3 – ((3))–Parcel 2	2641	57	David J & Rita Howard
16 – 3 – ((3))–Parcel 3	9036	1952	Jennifer M Egan
16 – 3 – ((3))–Parcel 4	7556	962	Marilyn b Osusky
16 – 3 – ((3))–Parcel 5	9305	760	Joseph F & Kiturah L Neppl
16 – 3 – ((3))–Parcel 6	9879	40	William G & Partricia L Norcott
16 – 3 – ((3))–Parcel 7	10536	1200	Brett E & Jennifer L Deboard
16 – 3 – ((3))–Parcel 8	10925	72	Dennis W & Marlene Y Webley
16 – 3 – ((3))–Parcel 9	3464	383	Ernest M Robic & Elizabeth Jane
16 – 3 – ((3))–Parcel 10	5967	996	Steven K & Mona L Miller
16 – 3 – ((3))–Parcel 11	5775	1187	Daniel E & Evelyn A Carr
16 – 3 – ((3))–Parcel 12	9351	1083	Centreville Veterinary Assoc Inc
16 – 3 – ((3))–Parcel 13	10502	875	Rachel Petwal
16 – 3 – ((3))–Parcel 14	1974	541	Paul & Shirley Holdaway
16 – 3 – ((3))–Parcel 15	9476	1304	Eric G & Fredericka Hanson
16 – 3 – ((3))–Parcel 16	4703	571	Jerry E & Catherine M Pittenger
16 – 3 – ((3))–Parcel 17	5398	1485	Patrick & Susan A R MacAuley
16 – 3 – ((3))–Parcel 18	1744	46	Virgie Sprouse
16 – 3 – ((3))–Parcel 19	2439	742	James L & Mary B Viar
16 – 3 – ((3))–Parcel 20	1606	156	Marilyn B Osusky
16 – 3 – ((3))–Parcel 21	4437	752	Nicholas T & Marcia I Lappas
16 – 3 – ((3))–Parcel 22	5805	841	Robert A & Grace Verchek
16 – 3 – ((3))–Parcel 23	2327	500	David A & Regina E Craft
16 – 3 – ((3))–Parcel 24	8297	1063	Alan R Gerber
16 – 3 – ((3))–Parcel 25	5960	1116	Dennis J & Carolyn E H McLeary
16 – 3 – ((3))–Parcel 26	2748	700	John D & Evelyn L Shaw
16 – 3 – ((3))–Parcel 27	1473	515	John D & Evelyn L Shaw
16 – 3 – ((3))–Parcel 28	3490	95	William P & Sharon A Heffernan
16 – 3 – ((3))–Parcel 29	4407	403	Hugh A & Ann E Hollar
16 – 3 – ((3))–Parcel 30	3810	547	Ray W & Virginia D Kidwell
16 – 3 – ((1))–Parcel 14B	8941	1051	William T & Joanne M Smith

SOILS INFORMATION

#14 MANASSAS–PROBLEM CLASS B (LESS THAN 3% OF SITE)
#57 BRECKNOCK–PROBLEM CLASS C (GREATER THAN 87% OF SITE)
#76 CALVERTON–PROBLEM CLASS A (GREATER THAN 10% OF SITE)

PZ/FDP 2000-HM-025
Application No. _____ Staff RPR/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond. 2-5-01
SEE PROFFERS DATED 1-8-01 FDP cond. 2-1-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 2 of 14

LEGEND

- EXISTING CONTOURS
- EXISTING VEGETATION
- EXISTING STRUCTURES
- W — EXISTING WATER LINES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- X — EXISTING FENCE
- ℄ — EXISTING CENTERLINE OF ROADWAY
- OHU — EXISTING OVERHEAD UTILITY
- R/W — RIGHT OF WAY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON COUNTY TAX ASSESSMENT MAP NO. 16–3 ((3)) PARCELS 1–30, INCLUSIVE AND 16–3 ((1)) PARCEL 14B AND IS ZONED R–1.
2. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FAIRFAX COUNTY AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703)481-9020
FAX: (703)481-9720

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EXISTING CONDITIONS MAP

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
5/8/00	REV. PER Z.E.D.
8/22/00	REV. PER STAFF
10/5/00	REV. PER STAFF
10/13/00	REV. PER STAFF
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10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK DESIGN	KF DRAWN	KLK CHKD
SCALE	H: 1"=100' V: 2' C.I.	
JOB No. 1213–01–001		
DATE OCT., 2000		
FILE No. 1213–D–ZP–001		
SHEET 2 OF 14		

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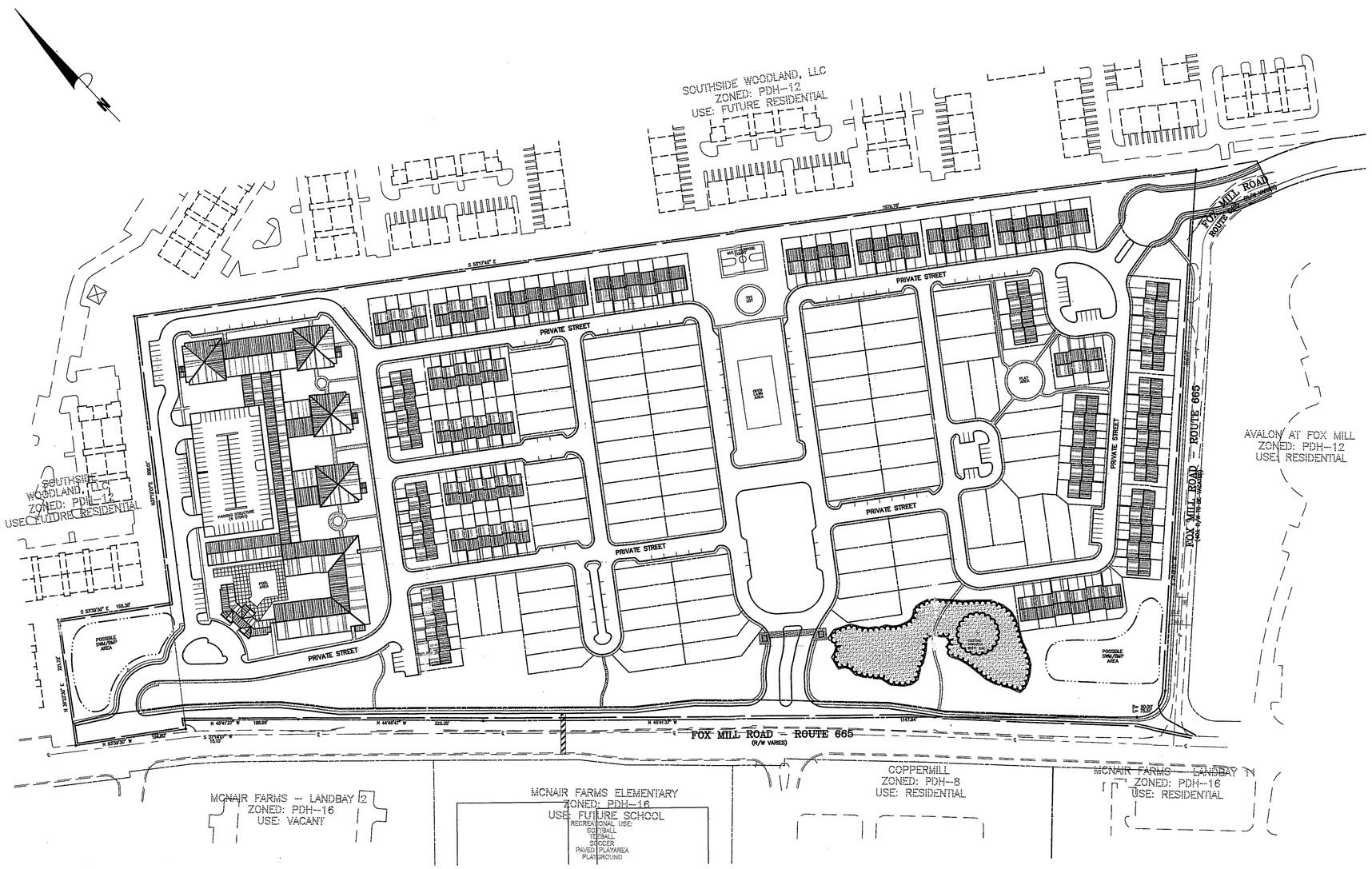


SITE TABULATIONS

TOTAL SITE AREA :	35.144 AC.
PROPOSED ZONING CATEGORY :	PDH-12
PROPOSED DENSITY (INCLUSIVE OF ADU BONUS) :	12.7 D.U./AC.
PROPOSED NUMBER OF DWELLING UNITS :	445 UNITS
SINGLE FAMILY DETACHED :	82 UNITS
TOWNHOMES :	115 UNITS
MULTI-FAMILY :	224 UNITS
AFFORDABLE DWELLING UNITS :	24 UNITS

REQUIRED OPEN SPACE	30% = 10.54 AC.
PROVIDED OPEN SPACE	31.3% = 11.00 AC.±
AREA OF DEVELOPED RECREATIONAL OPEN SPACE (INCLUDES CLUB HOUSE, POOL FACILITY, PLAY AREAS AND MULTI-PURPOSE COURTS)	= 25,000 S.F.

PARKING TABULATION

REQUIRED PARKING	
82 SINGLE FAMILY DETACHED @ 2.0 SP/D.U.	= 164 SPACES
115 TOWNHOMES UNITS @ 2.3 SP/D.U.	= 265 SPACES
248 MULTI-FAMILY UNITS (INCLUSIVE OF 24 ADU'S) @ 1.6 SP/D.U.	= 397 SPACES
TOTAL REQUIRED SPACES	826 SPACES
PROVIDED PARKING-	
82 SFD @ 2.0 SP/D.U.	= 164 SPACES
ADDITIONAL SFD PARKING AREAS	= 56 SPACES
115 GARAGE TOWNHOMES @ 2.0 SP/D.U.	= 230 SPACES
ADDITIONAL TOWNHOME PARKING AREAS	= 55 SPACES
MULTI-FAMILY PARKING STRUCTURE (4-STORY)	= 340 SPACES
ADDITIONAL MF PARKING AREA	= 41 SPACES
TOTAL PROVIDED SPACES	= 886 SPACES

NOTES: 1) THE RIGHT IS RESERVED TO PROVIDE A GREATER NUMBER OF SPACES THAN THE MINIMUM REQUIREMENT.

BULK REGULATIONS:

1) AT ALL PERIPHERAL BOUNDARIES OF THIS DEVELOPMENT THE BULK REGULATIONS OF THE R-12 DISTRICT SHALL APPLY.

SINGLE FAMILY DWELLINGS:

FRONT YARD: 15' BUT NOT LESS THAN 5'.

SIDE YARD: 15' BUT NOT LESS THAN 10'.

REAR YARD: 30' BUT NOT LESS THAN 20'.

ALL OTHER STRUCTURES:

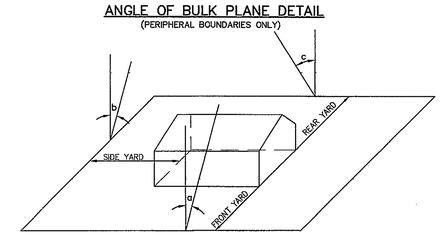
FRONT YARD: 25' BUT NOT LESS THAN 20'.

SIDE YARD: 25' BUT NOT LESS THAN 10'.

REAR YARD: 25' BUT NOT LESS THAN 25'.

ANGLE OF BULK PLANE DETAIL

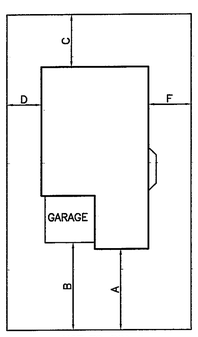
(PERIPHERAL BOUNDARIES ONLY)



2) MAXIMUM BUILDING HEIGHT:
SINGLE FAMILY ATTACHED DWELLINGS: 35'
ALL OTHER STRUCTURES: 65'

3) PROPOSED BUILDING HEIGHTS:
SINGLE FAMILY DWELLING: 35'
MULTI-FAMILY DWELLING: 60' (4 STORY)
PARKING STRUCTURE: 60' (4 STORY)

TYPICAL SINGLE FAMILY DETACHED LOTS



NOT TO SCALE

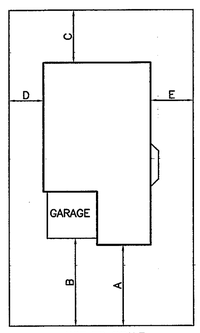
36' AND 42' WIDE LOTS – FRONT LOAD "A"

MAX. BUILDING HEIGHT: 35 FT.

MIN. YARDS & SETBACK:

A.	FRONT (TO HOUSE)	8 FT.
B.	FRONT (TO GARAGE)	18 FT.
C.	REAR (TO HOUSE)	10 FT.
D.	SIDE	3 FT.
E.	SIDE (TO GARAGE)	3 FT.
F.	CORNER (SIDE)	10 FT.*

* BAY WINDOW, CHIMNEY ENCROACHMENT TO 5 FT.



NOT TO SCALE

36' AND 42' WIDE LOTS – FRONT LOAD "B"

MAX. BUILDING HEIGHT: 35 FT.

MIN. YARDS & SETBACK:

A.	FRONT (TO HOUSE)	8 FT.
B.	FRONT (TO GARAGE)	18 FT.
C.	REAR (TO HOUSE)	10 FT.
D.	SIDE	1 FT.
E.	SIDE	5 FT.*

* BAY WINDOW, CHIMNEY ENCROACHMENT TO 5 FT.

RZ/FDP 2000-HM-025
Application No. Staff GR/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond 2-6-01
SEE PROFFERS DATED 1-31-01 FDP cond 2-7-01
Date of (BCS) (PC) approval 2-5-01
Sheet 5 of 14

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL, SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703)481-9700
FAX: (703)481-9720

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BOWMAN CONSULTING GROUP ENGINEERS PLANNERS SURVEYORS

OVERALL CONCEPTUAL/FINAL DEVELOPMENT PLAN

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
REGISTERED LANDSCAPE ARCHITECT

PLAN STATUS	
5/8/00	REV. PER Z.E.D.
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10/31/00	MISC. REVISION
12/19/00	REV. ADU TABS.
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK DESIGN	KF DRAWN	KLK CHKD
SCALE	H: 1" = 100' V:	
JOB No. 1213-01-001		
DATE OCT., 2000		
FILE No. 1213-D-ZP-001		
SHEET 3 OF 14		

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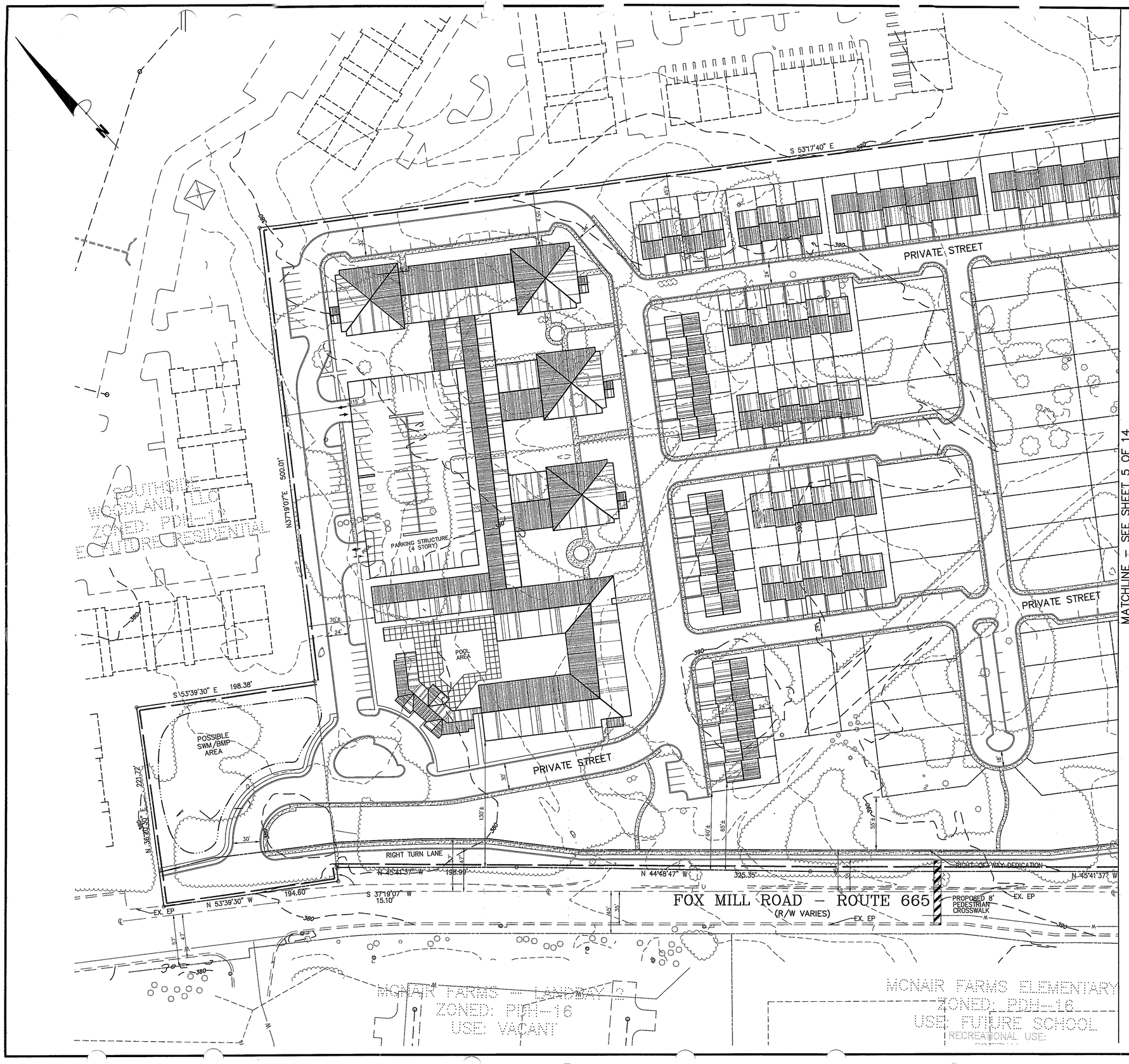

RZ/FDP 2000-HM-025
Application No. _____ Staff GR/KJF

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond 7-17-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 4 of 14

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING CONTOUR
- CENTERLINE OF EX. STREAM
- EXISTING TREE CANOPY
- TREE PRESERVATION AREA
- PROPOSED CLEARING LIMITS
- R/W — RIGHT OF WAY
- EX. ST. LIGHT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703) 481-9000
FAX: (703) 481-9720

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BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

CONCEPTUAL/FINAL DEVELOPMENT PLAN (SHEET 1 OF 2)

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
5/8/00	REV. PER Z.E.D.
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10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK	KF	KLK
DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V:

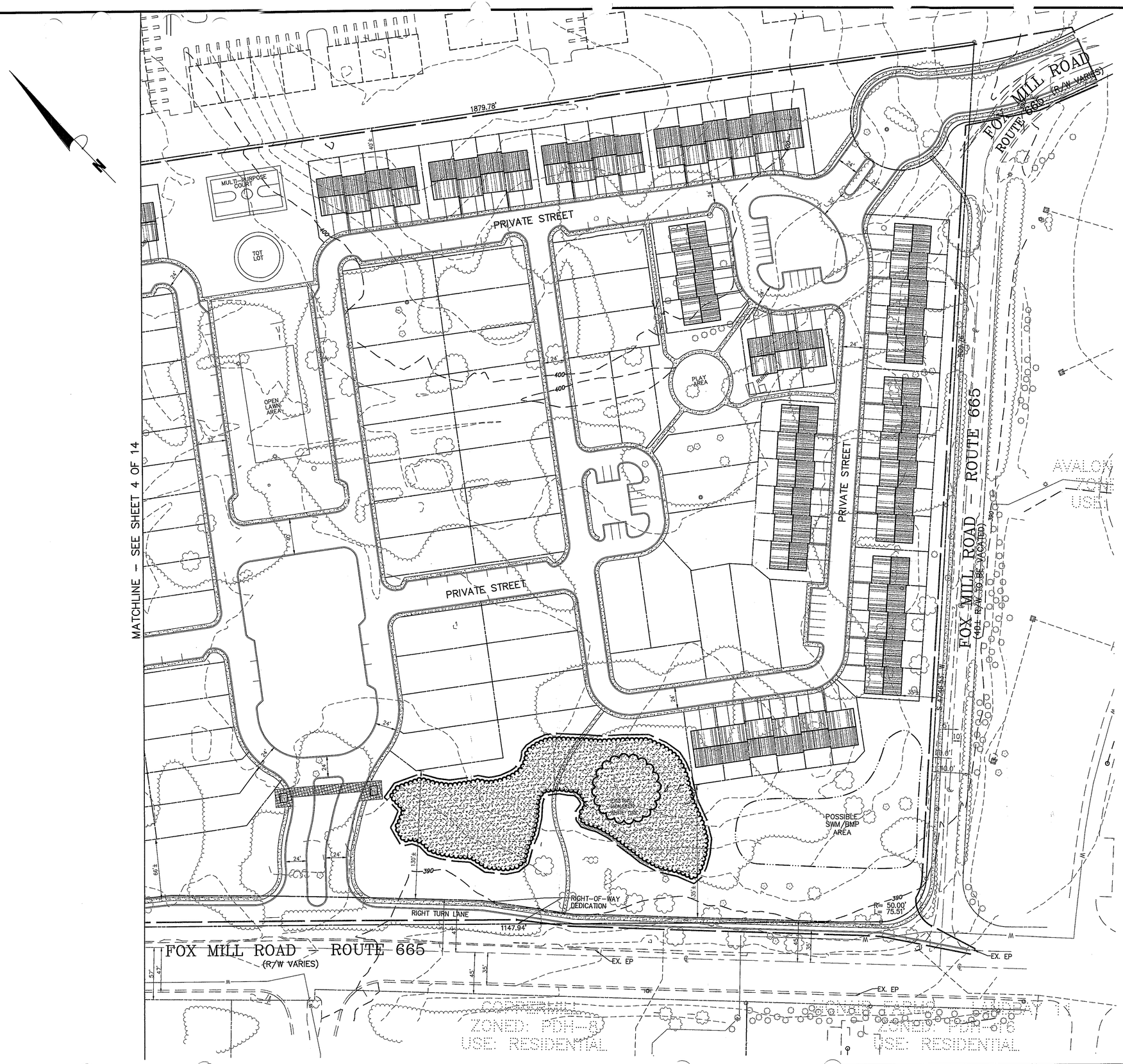
JOB No. 1213-01-001

DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 4 OF 14

H:\1213-01-001\ENGIN\1213-01-001-SITE.dwg Fri Jan 12 09:36:30 2001 KW



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SEE PROFFERS DATED 1-31-01 FDP cond 2-17-01
Date of (BOS) (PC) approval 2-5-01 PC 2-17-01
Sheet 5 of 14

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING CONTOUR
- CENTERLINE OF EX. STREAM
- EXISTING TREE CANOPY
- TREE PRESERVATION AREA
- PROPOSED CLEARING LIMITS
- R/W RIGHT OF WAY
- EX. ST. LIGHT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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CONCEPTUAL/FINAL DEVELOPMENT PLAN (SHEET 2 OF 2)

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

REGISTERED COMMONWEALTH OF VIRGINIA LANDSCAPE ARCHITECT
KENNETH L. KIDDER
No.000813
1/10/01

PLAN STATUS	
5/8/00	REV. PER Z.E.D.
8/22/00	REV. PER STAFF
10/5/00	REV. PER STAFF
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK	KF	KLK
DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V:

JOB No. 1213-01-001

DATE OCT. 13, 2000

FILE No. 1213-D-ZP-001

SHEET 5 OF 14

H:\1213-01-001\ENGIN\1213-01-001-SITE.dwg Fri Jan 12 08:37:14 2001 KW

NOTE: THE LANDSCAPE MATERIALS SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN OF THE BUILDINGS AND BUILDING ACCESS. THE EXACT TYPE AND LOCATION OF PLANT MATERIAL WILL BE DETERMINED AT THE FINAL DESIGN. MATERIALS USED FOR PAVED SURFACES MAY INCLUDE, BUT ARE NOT LIMITED TO BRICK, STONE, CONCRETE, AND ASPHALT.

RZ/FDP 2000-HM-025
Application No. _____ Staff GR/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond. 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond. 2-17-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 6 of 14

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LANDSCAPE PLAN

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK DESIGN	KF DRAWN	KLK CHKD

SCALE H: NTS V:

JOB No. 1213-01-001

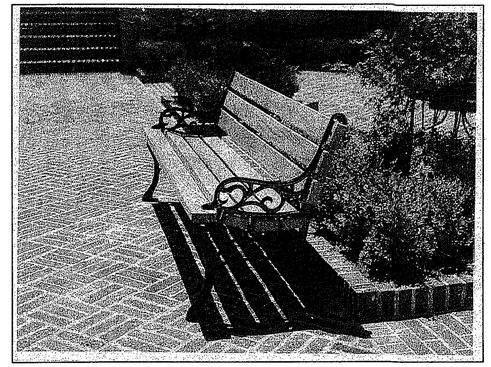
DATE OCT. 13, 2000

FILE No. 1213-D-ZP-001

SHEET 6 OF 14

H:\1213-01-001\ENGIN\1213-01-001-NEWLSCAPE.dwg Fri Jan 12 09:34:44 2001 KW

TYPICAL BENCH DETAIL



TYPICAL TOT-LOT DETAIL

TREE COVER REQUIREMENTS:

REQUIRED TREE COVER (10-YR)	10%
PROVIDED TREE COVER (10-YR)	

TREE COVER CALCULATION

GROSS SITE AREA	35.144 Ac. (1,530,830 sf)
DEDUCTIBLE AREAS:	
BUILDABLE AREA:	
SFD UNITS (82 X 1700 SF ±)	139,400 SF ±
TOWNHOME UNITS (115 X 990 SF ±)	113,850 SF ±
MULTI-FAMILY UNITS	65,000 SF
RIGHT OF WAY DEDICATION:	44,045 SF
ADJUSTED SITE AREA	1,168,535 SF
REQUIRED TREE COVER (1,168,535 X 15%)	175,290 SF
PROVIDED TREE COVER (15.8%)	185,000 SF
TREE PRESERVATION AREA * (60,000 SF X 1.25)	75,000 SF ±
PROPOSED LANDSCAPING	110,000 SF

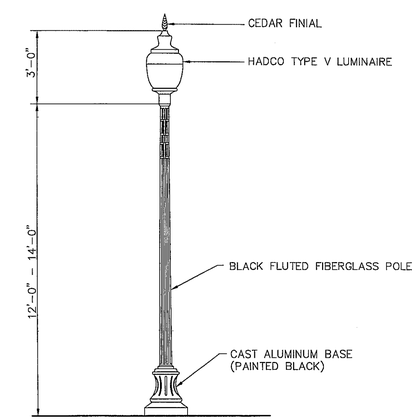
PLANT LIST

TREES TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

DECIDUOUS SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES
ACER RUBRUM	BETULA NIGRA	CUPRESSOCYPARIS LEYLANDII
ACER SACCHARUM	CERCIS CANADENSIS	ILEX ATTENUATA FOSTERI
GLEDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE"	CORNUS KOUSA	PINUS NIGRA
QUERCUS ALBA	LAGERSTROEMIA INDICA	PINUS THUNBERGIANA
QUERCUS PALUSTRIS	MAGNOLIA SOULANGIANA	PSEUDOTSUGA MENZIESII
QUERCUS PHELLOS	PRINUS YEDOENSIS	TSUGA CANADENSIS
QUERCUS RUBRA	SHRUBS	THUJIA OCCIDENTALIS
PLANTANUS OCCIDENTALIS	BUXUS MICROPHYLLA	
ZELKOVA SERRATA	ILEX VAR.	
	JUNIPERUS VAR.	
	PRUNUS LAUROCERASUS	
	RHODODENDRON VAR. (AZALEA)	

NOTES:

1. LANDSCAPE PLANS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY, FINAL ARCHITECTURE AND UTILITY LOCATIONS.



TYPICAL LIGHTING DETAIL

NOT TO SCALE

R-2/FDP 2000-HM-025 Application No. _____ Staff GR/KA

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) CDP cond 2-5-01

SEE PROFFERS DATED 1-31-01 FDP cond 2-17-01

Date of BOS (PC) approval 2-5-01, PC 2-1-01

Sheet 7 of 14

NOTE:
THE SITE AMENITIES SHOWN ARE CONCEPTUAL IN NATURE. TYPE, MATERIALS AND PRECISE LOCATION OF AMENITIES ARE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

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TREE COVER CALCULATIONS AND SITE AMENITIES

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/5/00	REV. PER STAFF
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.

DATE	DESCRIPTION

KLK DESIGN	SH DRAWN	KLK CHKD

SCALE H: 1" = 100' V:

JOB No. 1213-01-001

DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 7 OF 14

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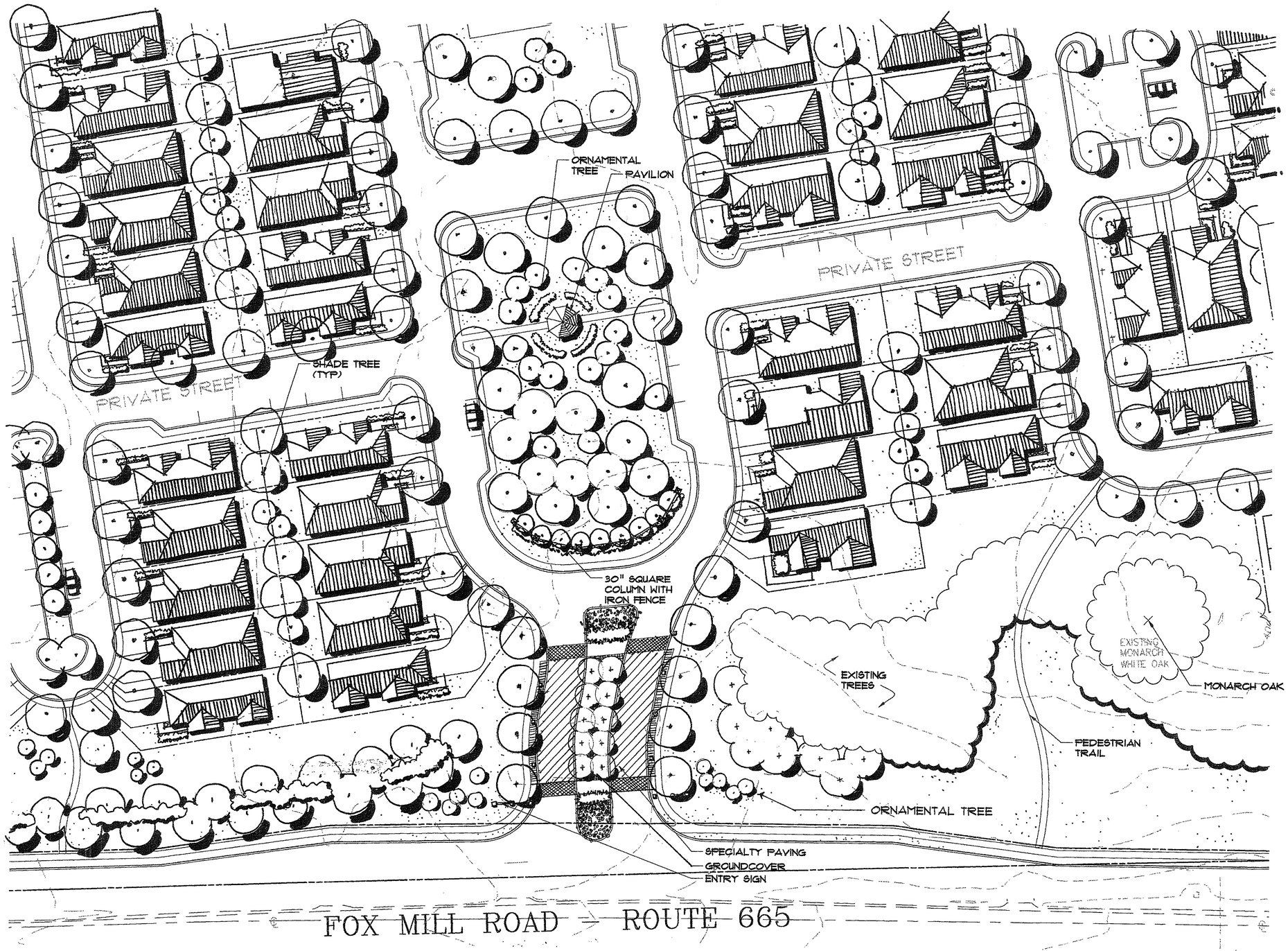

R2/FDP 2000-HM-025
Application No. _____ Staff GR/KA

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond 2-17-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 8 of 14

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MAIN ENTRANCE DETAIL

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No. 000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
5/8/00	REV. PER Z.E.D.
8/22/00	REV. PER STAFF
10/5/00	REV. PER STAFF
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK DESIGN	KF DRAWN	KLK CHKD
SCALE	H: NTS V:	
JOB No. 1213-01-001		
DATE OCT. 13, 2000		
FILE No. 1213-D-ZP-001		
SHEET 8 OF 14		

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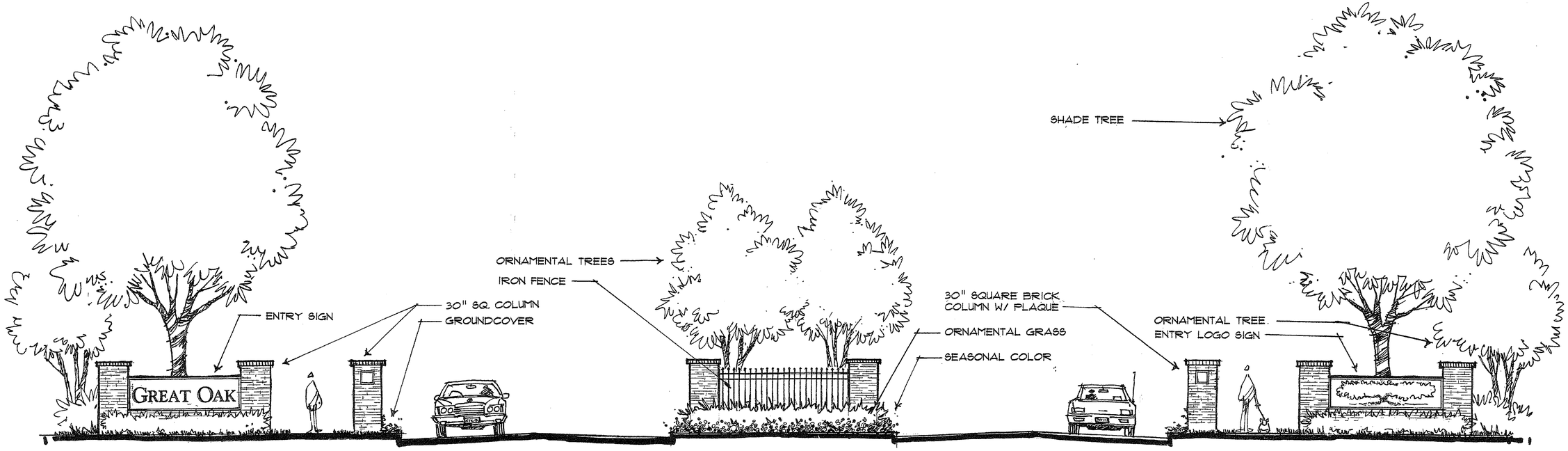

R2/FDP 2000-HM-026
Application No. Staff GR/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond. 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond. 2-17-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 9 of 14

MAIN ENTRANCE ELEVATION

GREAT OAK

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

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COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
LICENSED LANDSCAPE ARCHITECT

PLAN STATUS	
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK	KF	KLK
DESIGN	DRAWN	CHKD

SCALE H: NTS V:

JOB No. 1213-01-001

DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 9 OF 14

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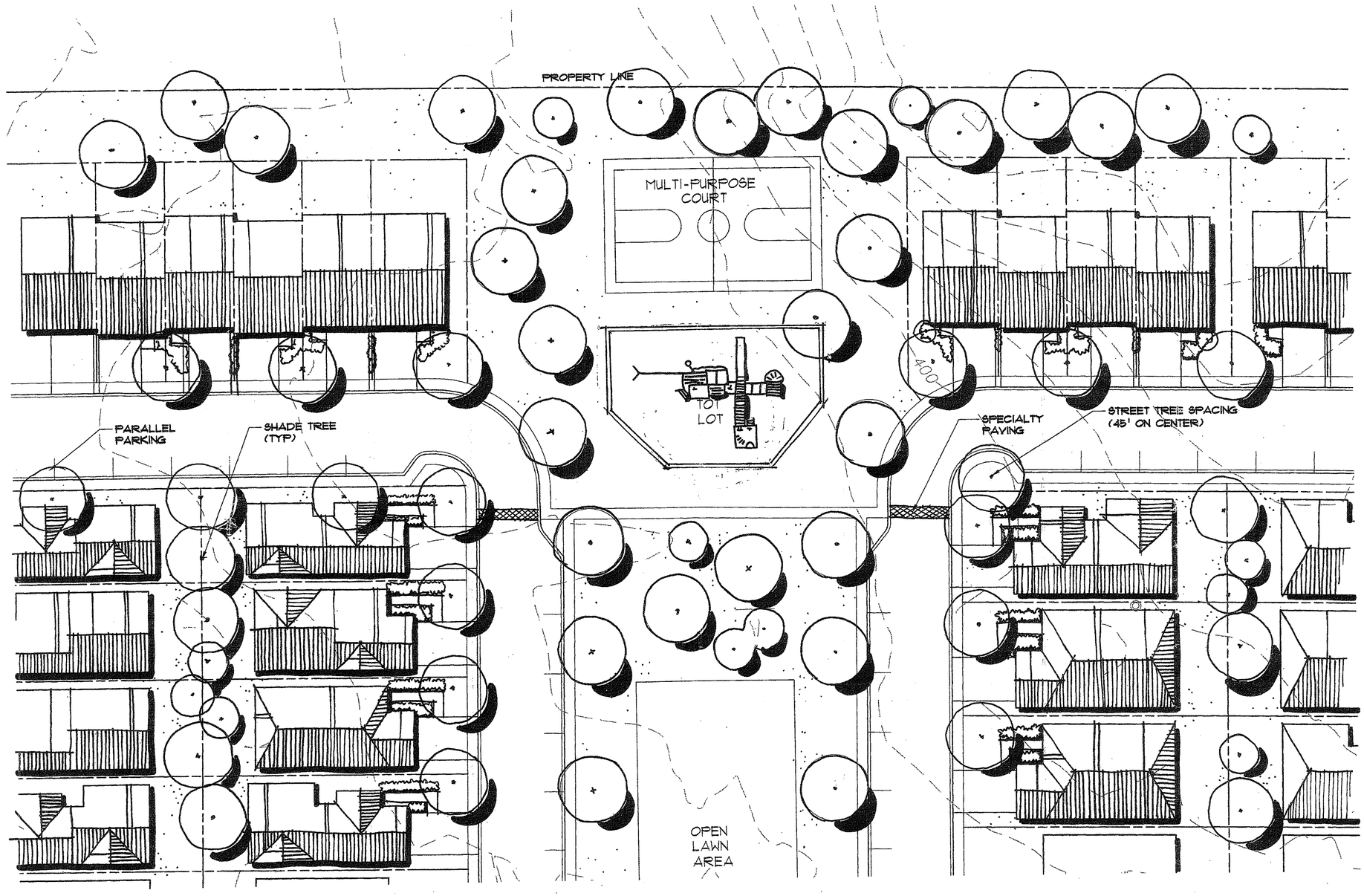

R2/FDP 2000-HM-025 Staff GR/KA
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond. 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond. 2-17-01
Date of (BOS) (PC) approval 2-5-01, FC 2-1-01
Sheet 10 of 14

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RECREATION AREA DETAILS

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.

DATE	DESCRIPTION

KLK DESIGN	KF DRAWN	KLK CHKD

SCALE H: NTS V:

JOB No. 1213-01-001

DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 10 OF 14

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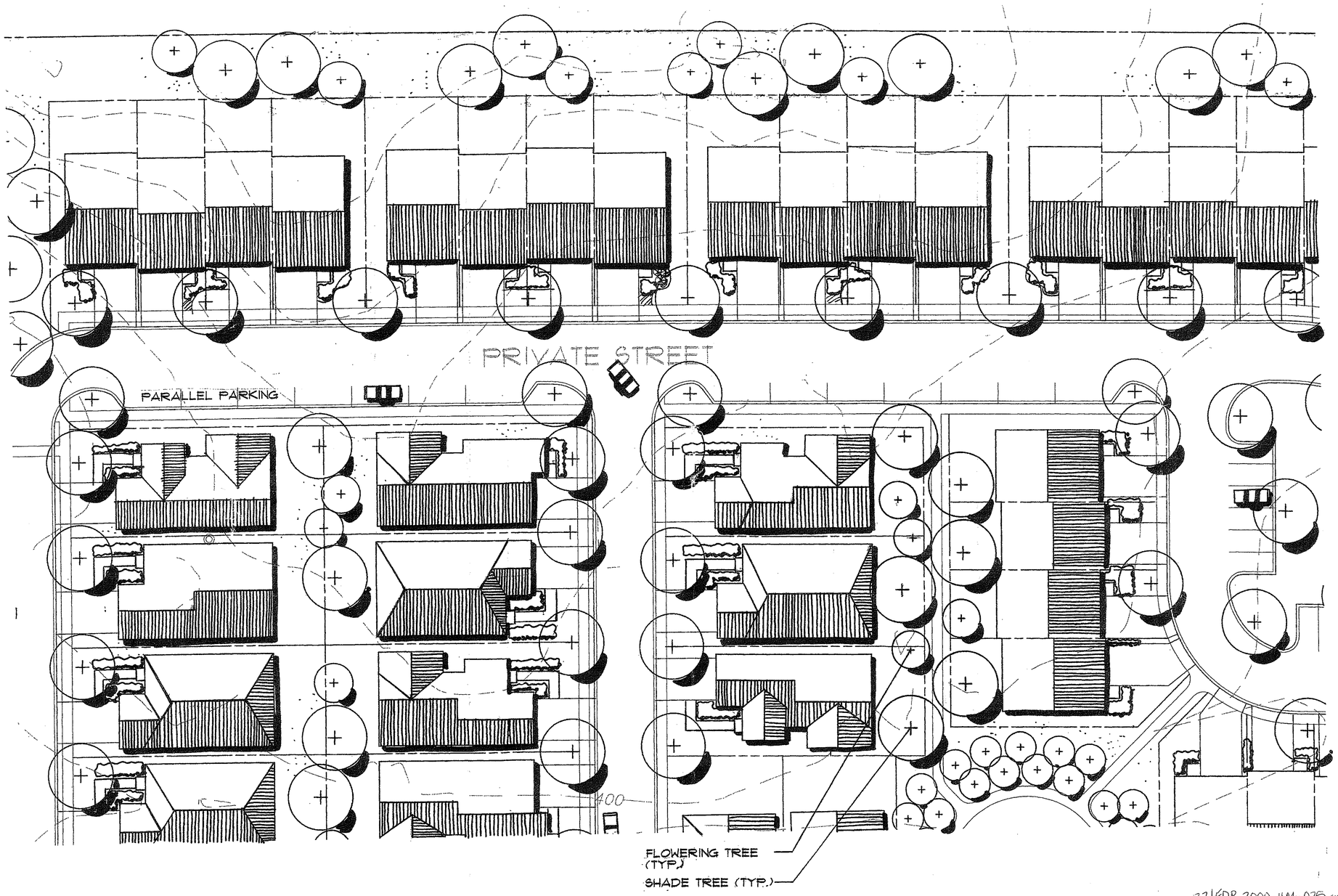

R22/FDP 2000-HM-025 GR/KA
Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cont'd. 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cont'd. 2-19-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 11 of 14

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TYPICAL STREETSCAPE

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
REGISTERED LANDSCAPE ARCHITECT

PLAN STATUS	
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.

DATE	DESCRIPTION

KLK	KF	KLK
DESIGN	DRAWN	CHKD

SCALE H: NTS V:

JOB No. 1213-01-001

DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 11 OF 14

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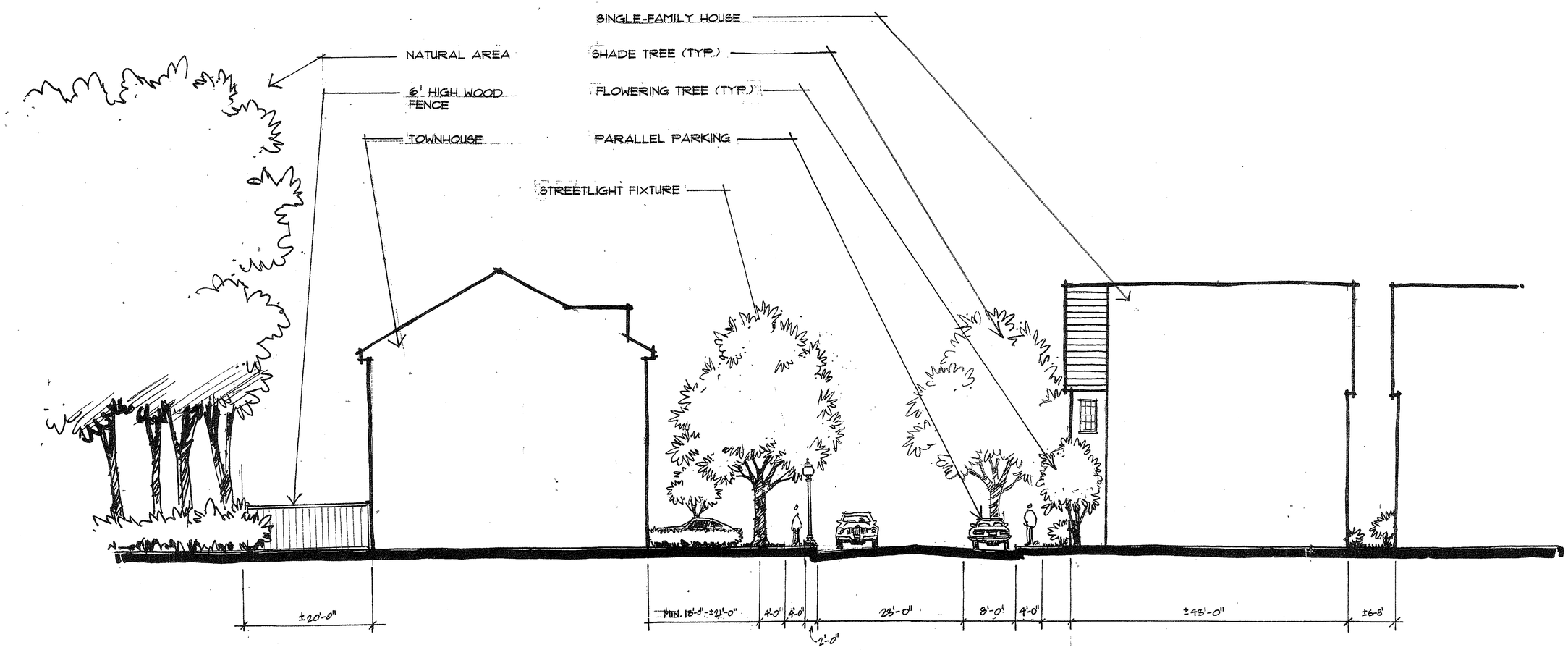

R2/FDP 2000-HM-025 Staff GR/KA
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond. 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond. 2-17-01
Date of (BOS) (PC) approval 2-5-01 + PC 2-1-01
Sheet 12 of 14

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BOWMAN CONSULTING GROUP
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TYPICAL STREETSCAPE SECTION

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

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DESIGN	DRAWN	CHKD

SCALE H: NTS V:

JOB No. 1213-01-001

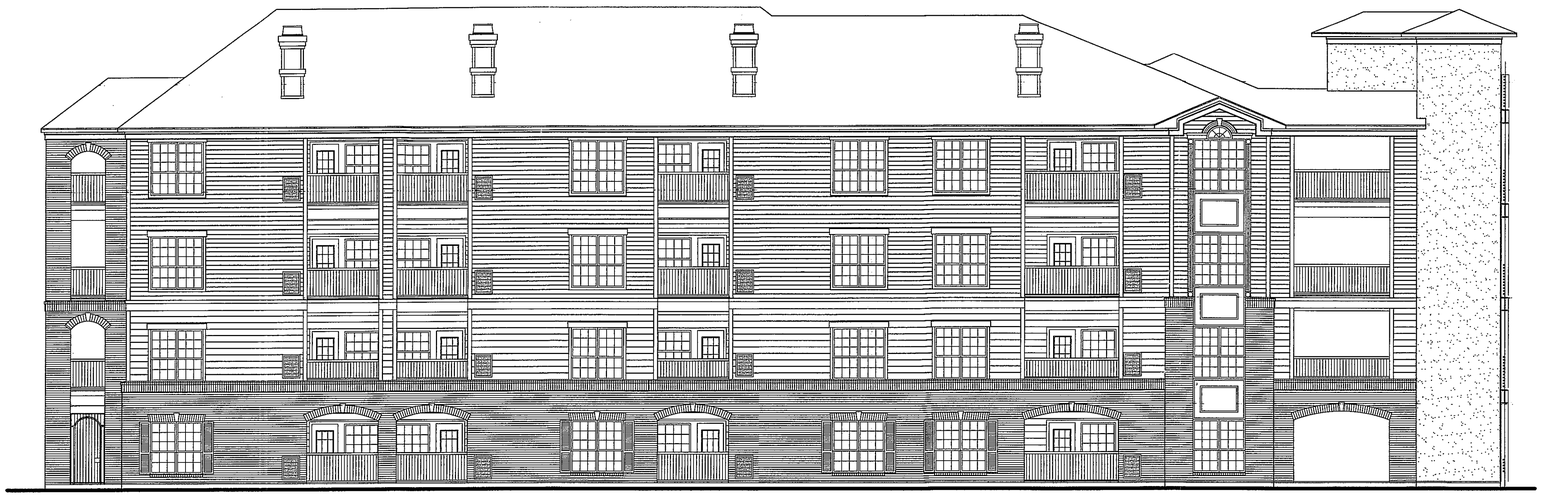
DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 12 OF 14

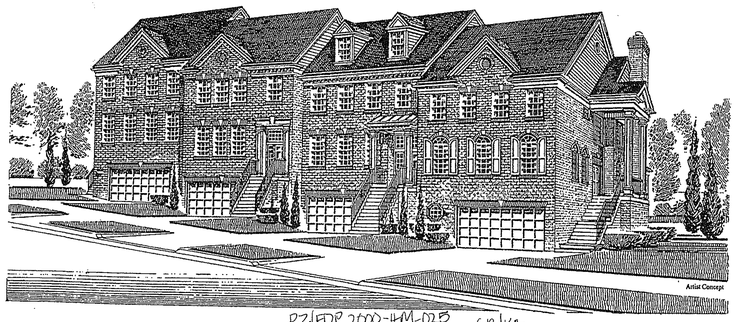
H:\1213-01-001\ENGIN\1213-01-001-SITE-DTLS.dwg Fri Jan 12 09:32:09 2001 KW

MULTI-FAMILY UNIT ILLUSTRATIVES



SINGLE FAMILY UNIT ILLUSTRATIVES

TOWNHOME UNIT ILLUSTRATIVE



RZ/FDP 2000-HM-025
Application No. _____ Staff GR/KA

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond 2-17-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 13 of 14

NOTE:
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ARCHITECTURAL ELEVATIONS

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/5/00	REV. PER STAFF
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.

DATE	DESCRIPTION

KLK DESIGN	SH DRAWN	KLK CHKD

SCALE H: V:

JOB No. 1213-01-001

DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 13 OF 14

H:\1213-01-001\ENGIN\1213-01-001-arch.dwg Fri Jan 12 09:27:26 2001 KW

COVER TYPE	PRIMARY SPECIES	UNDERSTORY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA
A UPLAND FOREST	Quercus alba, Liriodendron tulipifera, Quercus rubra	Ilex opaca, Quercus rubra, Quercus alba, Viburnum acerifolium, Hedera helix	sub-climax	good	6.56 ac.
Comments: One monarch white oak in poor-fair condition.					
B DEVELOPED	Scattered red and white oaks, ornamental landscape plants	Lawn and landscape plantings	N/A	generally good	19.53 ac.
Comments: Some lots are lawn under trees; some are almost entirely lawn					
C UPLAND FOREST	Liriodendron tulipifera,	Ilex opaca, Quercus rubra, Quercus alba, Cornus florida, Pinus virginiana, Acer rubrum	sub-climax	fair to good	4.75 ac.
Comments: Mostly tulip tree.					
D UPLAND FOREST	Pinus virginiana, Pinus echinata, Robinia pseudoacacia, Juniperus virginiana	Lonicera japonica, Acer rubrum, Robinia pseudoacacia	sub-climax	fair	2.15 ac.
Comments: Red cedars are nice; one specimen red maple landscape tree.					
E DEVELOPED					2.15 ac.
Comments: Good specimen tree save opportunities.					Total 35.14 ac.

PREPARED BY: EDWARD MILHOUS, CERTIFIED ARBORIST

RZ/FDP 2000-HM-025
Application No. _____ Staff GR/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CDP cond. 2-5-01
SEE PROFFERS DATED 1-31-01 FDP cond 2-17-01
Date of (BOS) (PC) approval 2-5-01, PC 2-1-01
Sheet 14 of 14

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

BOWMAN CONSULTING GROUP, LTD.
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EXISTING VEGETATION MAP

GREAT OAK

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
1/10/01
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
5/8/00	REV. PER Z.E.D.
8/22/00	REV. PER STAFF
10/5/00	REV. PER STAFF
10/13/00	REV. PER STAFF
10/17/00	REV. LAYOUT
10/24/00	REV. LAYOUT
10/31/00	MISC. REVISION
1/10/01	REV. ADU CALC.
DATE	DESCRIPTION

KLK	KF	KLK
DESIGN	DRAWN	CHKD

SCALE H: 1"=100' V:

JOB No. 1213-01-001

DATE OCT., 2000

FILE No. 1213-D-ZP-001

SHEET 14 OF 14

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